

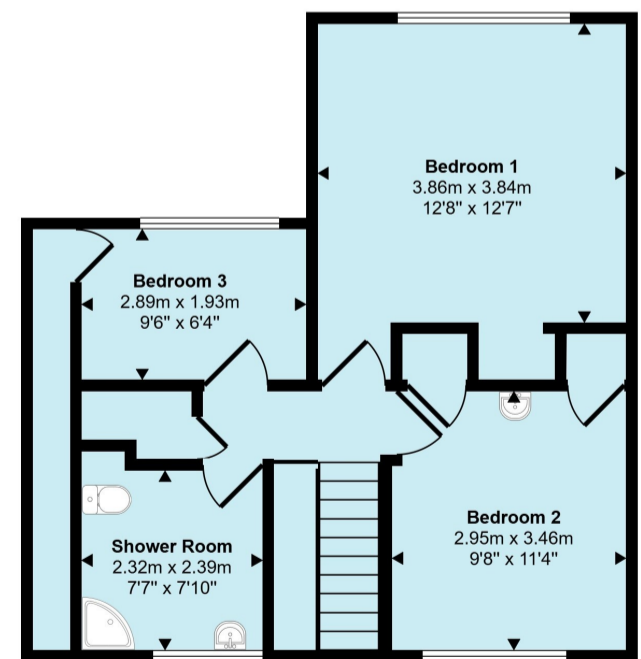
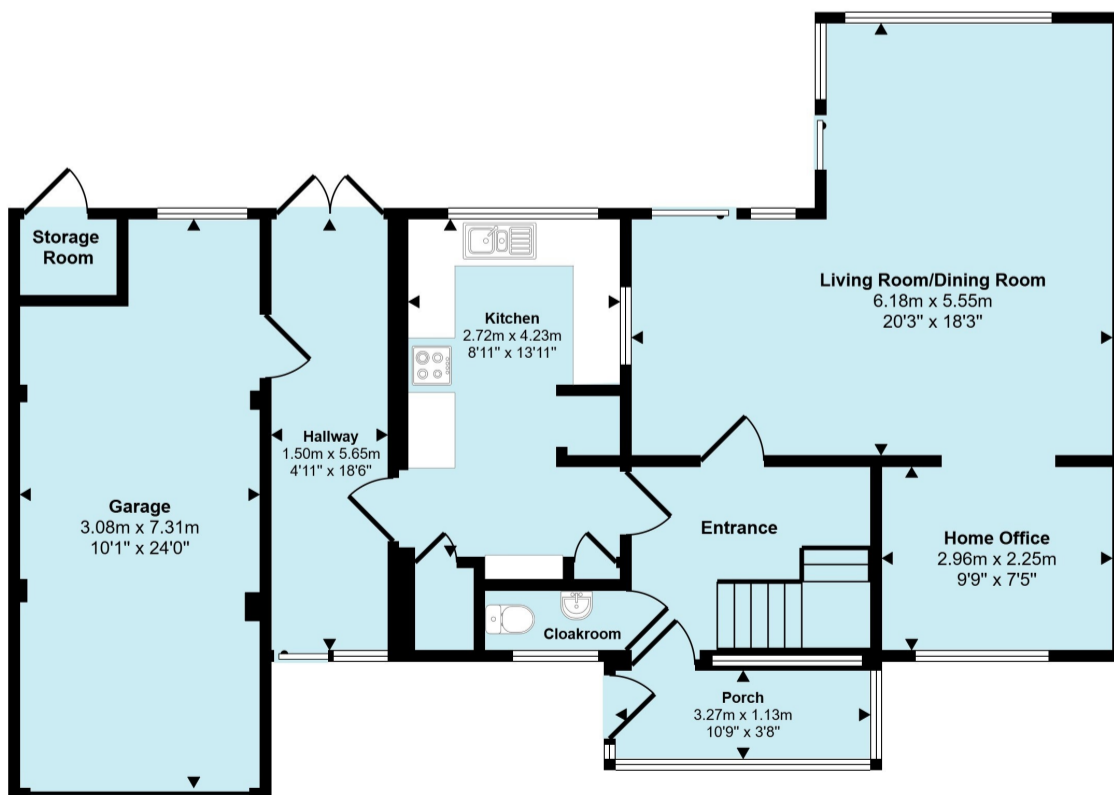


Queenswood Road
 Bridgwater, TA6
 £365,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

Queenswood Road is a three bedroom detached property situated in this popular area of Bridgwater benefitting from off-road parking, a garage and a large rear garden.

- Sought after west side of Bridgwater
- Near highly regarded schools
- L-shaped living room/dining room
- Kitchen with rear aspect
- Home office downstairs
- Cloakroom downstairs
- Three bedrooms
- Shower room
- Garage
- Off-road parking
- Low maintenance front garden
- Larger than average rear garden

THE PROPERTY:

The accommodation comprises an entrance porch, an entrance hall with stairs leading to the first floor, a cloakroom and a good size L-shaped living room/dining room with feature cedar wood slatted wall, and doors opening to the large rear garden. A room currently used as a home office overlooks the front of the property. The kitchen has a range of base and wall units, integrated appliances and a walk-in larder with a door opening to the side utility area with plumbing and space for a washing machine and dishwasher and access to the garage. At the end of the utility room are double patio doors opening to the garden.

To the first floor are three good size bedrooms with bedroom one and two benefitting from a sink and storage. Bedroom three gives access to a large walk-in eaves storage area. There is a good size family shower room, and an airing cupboard in between the bathroom and bedroom three houses a recently serviced gas fired combi boiler.

Outside – To the front of the property is off-road parking for two to three cars and a good-sized garage, with the space at the front designed with low maintenance in mind. The south westerly facing rear garden benefits from sun all afternoon and evening, is great for barbecues and is larger than average. It is predominantly laid to lawn with a patio area and has well stocked flowerbeds with mature plants and trees.

A viewing of the property comes highly recommended not only to appreciate its position within Bridgwater but the potential and the plot that it sits on.

LOCATION:

Situated on the sought after west side of Bridgwater and close to junior and senior schools of high repute. There are local facilities for day to day needs whilst the town centre is a little over 1 mile away with a wide selection of services and amenities including retail, educational and leisure facilities. Bridgwater offers access to junctions 23 and 24 of the M5 motorway, a main line railway link and a daily coach service to London.



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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, gas central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: E

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mbps download and 220Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with EE. Voice and data limited with Three, O2 and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in April 2026.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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